



**Government of the Republic of Macedonia  
Ministry of Agriculture, Forestry and Water Economy**

Pursuant to article 21-a of the Law on Agricultural Land ( "Official Gazette of the Republic of Macedonia" no. 135/07, 18/11, 148/11, 95/12, 79/13, 87/13, 106/13, 164/13, 39/14, 130/14, 166/14 and 72/15) upon a Decision No. 22-6463/1 dated 02.06.2015 the Minister for Agriculture, Forestry and Water Management, issues a

**PUBLIC ANNOUNCEMENT 01/15  
for lease of state-owned agricultural land  
plots over 10 hectares**

**I. SUBJECT OF THE PUBLIC ANNOUNCEMENT**

State owned agricultural land in the regions of Valandovo, Gevgelija and Strumica in the total space of **33ha 11are 95m<sup>2</sup>** shall be leased, as follows:

Valandovo region, cadaster municipality Kazandol with total space of **11ha 71are 89m<sup>2</sup>**

Gevgelija region, cadaster municipality Negorci with total space of **12ha 16are 37m<sup>2</sup>**

Strumica region, cadaster municipality Gradadorci with total space of **9ha 23are 69m<sup>2</sup>**

The data about the agricultural land set forth in this public announcement (for easements and other burdens, the condition in which the land shall be found, the cadaster data contained in the property certificate) are consistent with the cadastral evidence, and insight in these data for each area can be done on the noticeboard in the regional office of the Ministry that is responsible for the relevant advertised area.

The purpose for which the agricultural land is leased shall be **production of certified transplanting material for vegetable crops.**

The duration of the lease of agricultural land shall be **30 (thirty) years.**

The selected bidder shall be obliged to build greenhouses within the period of **4(four) years** from the date of concluding of the lease contract for production of certified transplanting material on agricultural land that is subject to the contract.

The minimum number of produced certified transplanting material during the period of one production year shall not be less than **20.000.000 young plants.**

**II. ELIGIBILITY FOR PARTICIPATION IN THE PUBLIC ANNOUNCEMENT**

1) Domestic physical and legal entities, as well as foreign legal entities shall be eligible to participate in the public announcement.

2) Physical entities referred to in Part II, paragraph 1 of this public announcement should be registered providers of agricultural activity and/or registered in the register of agricultural holdings and/or sole proprietors whose prevailing activity is agricultural production or processing of primary agricultural products.

3) Foreign legal entities referred to in Part II, paragraph 1 of this public announcement, shall be eligible to participate in a public announcement if they have subsidiaries registered in the Republic of Macedonia.

4) Agricultural production or processing of primary agricultural products shall be the prevailing activity of domestic and foreign legal entities or their subsidiaries, or they shall require the agricultural land for carrying out scientific research activities.

5) The persons referred to in Part II, paragraph 1 of this public announcement shall not be eligible to participate on the public announcement and submit bids in a procedure for collecting of bids if they haven't fulfilled their obligations on the base of rent in connection with the concluded lease contracts for state owned agricultural land, as well as if they failed to fulfill the tax obligations and contributions on the base of the: personal income tax, value added tax, profit tax, contributions for obligatory social security .

6) Legal entities under liquidation procedure and non-profit organizations shall not be eligible to participate on a public announcement.

### III. DOCUMENTS REQUIRED FOR PARTICIPATION IN THE PUBLIC BID

1) The participants in the public announcement for lease of state owned agricultural land plots over 10 hectares shall be required to submit the following:

**a) for legal entities:**

- application (a form taken from the regional office of the Ministry);
- evidence (act) that shall be issued by the Central Registry of the Republic of Macedonia for the performed registration in the trade registry or from another competent body for registration of legal entities;
- evidence for settled obligations in regard with taxes and contributions on the base of: personal income tax, value added tax, profit tax, contributions for obligatory social insurance;
- business plan that shall contain basic data about the participant, the purpose for which it is going to use the land, applied technology, number of employees, market aspects and expected production-economic results;
- statement (registered with the Notary Public) from the founders and responsible persons in the legal entity that they were not founders or managers of the legal entity that had used the agricultural land in state ownership under lease, and haven't fulfilled the obligations from that contract;
- a bank guarantee for participation in the public bid in the amount of the offered annual rent;
- confirmation issued by an authorized veterinary department on the number of heads that are owned by the bidder;
- statement on the amount of the investments on the agricultural land that is subject to public announcement;
- statement on the number of planned employments;
- a proof issued by the authorized body on the amount of the annual capital turnover of the legal entity that shall apply for the public announcement or the founder of the legal entity/subsidiary that is registered in the Republic of Macedonia if the founder is a foreign person; and
- a proof issued by the authorized body on the number of employees with the legal entity that is going to apply for the Public announcement or the founder of the legal entity/subsidiary that is registered in the Republic of Macedonia if the founder is a foreign person.

**b) for physical entities:**

- application (a form taken from the regional office of the Ministry);
- evidence for settled obligations in regard with taxes and contributions on the base of: personal income tax, value added tax, profit tax, contributions for obligatory social insurance;
- copy of the personal identification card;
- confirmation for recording in the sole registry of agricultural holdings or a decision of a registered performer of agricultural activities or a proof form the Central Registry Office for being a registered sole proprietor ;
- program for use of the land that contains basic data about the family, technical-technological equipping, the purpose for which the agricultural land will be used, the market aspects;
- statement for validity of data stated in the application that has been registered with the Notary Public;
- statement registered with the Notary Public that the entity was not a founder or responsible person in the legal entity that had used the agricultural land in state ownership under lease and had not fulfilled the obligations from that contract;
- a bank guarantee for participation in the procedure in the amount of the offered annual rent.
- statement on the amount of the investments on the agricultural land that is subject to public announcement;
- statement for the number of planned employments;

2) The conditions envisaged in the business plan (for legal entities), i.e. the marketing aspects (for physical entities) shall be integral part of the contract signed with the elected bidder and it shall be considered as contract obligations that shall be fulfilled within the scope, terms and in the manner as described in the public announcement.

#### **IV. BANK GUARANTEES**

##### **1. Bank guarantee for participation in the procedure**

The Bank guarantee for participation in the procedure shall have to be submitted by all bidders that participate in the public announcement, along with their offer.

The Bank guarantee for participation in the procedure must be unconditional, irrevocable and payable on the first call, valid for 120 days from the date of submission of the application for participation in the public announcement.

The amount of the Bank guarantee for participation should be issued in the amount offered as an annual rent for the geographic unit and the amount should not be lower than the initial price that is determined in the public announcement.

The bank guarantee shall be issued by a bank with a seat in the Republic of Macedonia.

Within 14 days after passing of a decision on the selection of the most favorable bidder for lease of state owned agricultural land, the bank guarantees set forth in paragraph 1 of this article shall be returned to the bidders that participated in the procedure but were not selected as the most favorable bidder.

The bank guarantee for participation in the procedure shall be returned to the selected bidder after signing of the contract and submission of a performance guarantee (bank guarantee for quality and timely execution of the contract).

The Bank Guarantee for participation in the procedure shall be collected if:

- the selected bidder refuses to conclude the lease contract for the state owned agricultural land under the terms of the public announcement, or if it places conditions for signing of the

contract with additions and amendments which are not provided with this public announcement;

- if the participant withdraws the bid during the procedure; or
- if the selected bidder fails to submit a performance guarantee.

## **V. CRITERIA FOR SELECTION OF THE MOST FAVORABLE BIDDER**

1) The selection of the most favorable bidder in the procedure of the public announcement for lease of state owned agricultural land plots over 10 hectares shall be performed on the base of the highest offered annual rent, reached on electronic public bidding.

The procedure for lease of state owned agricultural land plots over 10 hectares may be executed even if only one applicant participated during the bid and outbid the initial price.

The initial price for the electronic public bidding shall be in the amount of the initial price determined in accordance with article 23 of this law.

The Commission for leasing of state owned agricultural land by means of electronic public bidding shall electronically inform the applicants for the public announcement on the completeness and adequacy of the application in accordance with the conditions of the public announcement within three days after the expiry of the dead line for submission of applications, and shall therefore give user names and passwords for participation in the public bid to the applicants that submitted complete and adequate applications; the applicants that submitted incomplete or inadequate applications shall receive information that they shall not be allowed to participate on the public bidding.

The electronic public bidding shall start by announcing of the initial price per hectare of the agricultural land that is subject to electronic public bidding.

In order to have a successful implemented procedure for public bidding it is necessary to have at least one gradual overbidding that shall not be lower than 5% from the determined initial price of the annual rent per hectare.

The public bidding may not last less than 15 minutes. The public bidding shall be considered as completed at the moment of the expiry of the time that is determined in the announcement, however, if a bid is placed by the participants during the expiry of the last two minutes of the determined time for public bidding, the completion of the bidding shall have to be prolonged for another two minutes, and the bidding shall therefore finish if there is no new bid in the next two minutes.

The public bidding shall last indefinitely until there is a new bid within the interval of two minutes that is not lower than 5% of the last submitted bid.

After the completion of the electronic public bidding for lease of state owned agricultural land, the Commission shall prepare a report on the completed public bidding and shall submit it in an electronic form to all participants in the public bidding.

The most favorable selected bidder shall be a person that participated in the electronic public bidding and offered the last price that shall be the highest reached price for rent per hectare that was offered during the electronic public bidding.

Within the period of three days after the completion of the electronic bidding procedure, the participants in the public bidding may file a complaint in regard with the conduct of the public bidding to the Commission for lease of state owned agricultural land by means of electronic public bidding, and the Commission shall decide in regard with the complaint and issue a decision within the period of five days from the date of receipt of the complaint.

Within the period of 15 days after the date of receipt of the decision of the Commission, the participants in the bidding may file a complaint against this decision to the State Commission for

decision making in administrative proceeding and proceedings from working relationships of second degree.

The procedure for public bidding shall be completed after the expiry of the period for filing complaints if there is no complaint filed, i.e. until passing a decision in regard with the complaint if a complaint against the decision is not filed, and if a complaint against the decision is filed, the procedure shall be completed after the validity of the decision.

2) The initial price per hectare in the process of this public announcement shall be determined according to the cadastral class and location of the land.

3) The initial price is 120 Euro for agricultural land that belongs to the I and II cadastral class, 90 Euro for agricultural land from the III and IV cadastral class, 60 Euro for agricultural land from the V and VI cadastral class and 30 Euro for agricultural land from the VII and VIII cadastral class, in Denar counter-value calculated on the base of the mean exchange rate of the National Bank of the Republic of Macedonia on the day of payment.

4) If the subject of public announcement is a land block with natural borders, established by several cadastral land plots with different cadastral classes or geographical unit made of several blocks with natural borders, an average price per hectare shall be determined symmetrically to the space of the cadastral land plots with different cadastral class that make the block with natural borders, i.e. the geographical unit established by several blocks with natural borders.

5) Bids that do not contain all required documents, submitted in original or notarized copies, the bids submitted after the deadline for submission, envelopes marked so that the bidder could be identified, bids that are lower than the minimum annual rent, bids submitted by persons who are not entitled to participate, as well as offers that are not prepared under the conditions specified in the public announcement, shall be rejected as incomplete.

## **VI. INITIAL PRICE**

The initial price in the procedure for this public announcement for a land block shall be:

- 1278 Euro for the region of Valandovo, cadastral municipality Kazandol;
- 1460 Euro for the region of Gevgelija, cadastral municipality Negorci; and
- 1108 Euro for the region of Strumica, cadastral municipality Gradascorci.

## **VII. FORM FOR PARTICIPATION IN THE PUBLIC ANNOUNCEMENT (BIDDING)**

The form for participation in the public announcement (bidding) may be taken from the regional offices of the Ministry and it has to be filled with all necessary data and submitted together with the necessary documents in a closed envelope; otherwise the bidding shall not be considered.

## **VIII. SUBMISSION OF A BID**

The form for participation on a public announcement (bid) shall be submitted in one certified original signed by the bidder.

Each bidder can submit only one original form (bid), for one, two or all three land blocks that are subject to this public announcement.

The bid shall be submitted to the Ministry of Agriculture, Forestry and Water Management – Skopje, within 30 days from the date of publication of the public announcement in the “Official Gazette of the Republic of Macedonia”.

**The bid and other documents should be submitted in a sealed envelope on which the words “do not open” “Bid for the Public Announcement 01/15 for lease of state owned agricultural land in the region (the region should be written down)” should be written, and the words “Ministry of**

**Agriculture, Forestry and Water Economy”, Street “Aminta Treti” No.2 Skopje” in the middle of the envelope.**

**The envelope should not contain any indication that could allow identification of the bidder or consignor.**

#### **IX. ADDITIONAL INFORMATION**

For additional information, the bidders can apply to the Ministry of Agriculture, Forestry and Water Economy phone: **02 313 44 77** or visit the website of the Ministry [www.mzsv.gov.mk](http://www.mzsv.gov.mk)

## Region Valandovo

No.	Cadastre municipality	Named place	I.L. No.	KM No.	Type of area	kk	area (m <sup>2</sup> )
1	Kazandol	Suitlak	321	124	field	2	4233
2	Kazandol	Suitlak	321	125/1	field	2	2870
3	Kazandol	Suitlak	321	126	meadow	3	1649
4	Kazandol	Suitlak	321	130	field	4	1596
5	Kazandol	Suitlak	321	134	field	2	1421
6	Kazandol	Suitlak	321	136	field	2	1545
7	Kazandol	Suitlak	321	137	field	2	1623
8	Kazandol	Suitlak	321	139	field	3	672
9	Kazandol	Suitlak	321	139	field	4	1184
10	Kazandol	Suitlak	321	140	field	3	919
11	Kazandol	Suitlak	321	140	field	4	2136
12	Kazandol	Suitlak	321	141	field	3	4248
13	Kazandol	Suitlak	321	142	field	2	2744
14	Kazandol	Suitlak	321	143	field	2	1940
15	Kazandol	Suitlak	321	144	field	2	2369
16	Kazandol	Suitlak	321	145	field	3	1564
17	Kazandol	Suitlak	321	146	field	3	1076
18	Kazandol	Suitlak	321	146	field	2	27239
19	Kazandol	Suitlak	321	147	field	3	1484
20	Kazandol	Suitlak	321	148	field	2	1496
21	Kazandol	Suitlak	321	149	field	2	1617
22	Kazandol	Suitlak	321	150	field	3	4400
23	Kazandol	Suitlak	321	151/1	field	3	1671
24	Kazandol	Suitlak	321	151/2	field	3	1700
25	Kazandol	Suitlak	321	152	field	3	2653
26	Kazandol	Suitlak	321	153	field	3	2500
27	Kazandol	Suitlak	321	154	field	3	1395
28	Kazandol	Suitlak	321	154	field	2	3552
29	Kazandol	Suitlak	321	156	field	2	950
30	Kazandol	Suitlak	321	157	field	2	2089
31	Kazandol	Suitlak	321	158	field	3	1045
32	Kazandol	Suitlak	321	158	field	2	5066
33	Kazandol	Suitlak	321	159	field	2	1427
34	Kazandol	Suitlak	321	160	field	2	1526
35	Kazandol	Suitlak	321	162/1	field	3	1158
36	Kazandol	Bunar Alti	321	163	field	3	3178
37	Kazandol	Bunar Alti	321	164	field	2	724
38	Kazandol	Bunar Alti	321	165	field	3	2002
39	Kazandol	Bunar Alti	321	166	field	3	4903
40	Kazandol	Bunar Alti	321	167	field	2	4281
41	Kazandol	Bunar Alti	321	168	field	2	1515
42	Kazandol	Bunar Alti	321	169	field	2	1799
43	Kazandol	Bunar Alti	321	170	field	2	2030
<b>Total:</b>							<b>117189</b>

## Region Gevgelija

No.	Cadastre municipality	Named place	I.L. No.	KM No.	Type of area	kk	Area (m <sup>2</sup> )
1	Negorci	Нисија	19	1910/1	Stone field	/	121637
<b>Total:</b>							<b>123566</b>

## Region Strumica

No.	Cadastre municipality	Named place	I.L. No.	KM No.	Type of area	kk	Area (m <sup>2</sup> )
1	Gradatorci	Gladno pole	1277	386	field	2	92369
<b>Total:</b>							<b>92369</b>

## Valandovo region

Р. бр.	Катастарска општина	Викано место	И.Л. бр.	КП бр.	Култура	кк	површина (m <sup>2</sup> )
1	Казандол	Суитлак	321	124	нива	2	4233
2	Казандол	Суитлак	321	125/1	нива	2	2870
3	Казандол	Суитлак	321	126	ливада	3	1649
4	Казандол	Суитлак	321	130	нива	4	1596
5	Казандол	Суитлак	321	134	нива	2	1421
6	Казандол	Суитлак	321	136	нива	2	1545
7	Казандол	Суитлак	321	137	нива	2	1623
8	Казандол	Суитлак	321	139	нива	3	672
9	Казандол	Суитлак	321	139	нива	4	1184
10	Казандол	Суитлак	321	140	нива	3	919
11	Казандол	Суитлак	321	140	нива	4	2136
12	Казандол	Суитлак	321	141	нива	3	4248
13	Казандол	Суитлак	321	142	нива	2	2744
14	Казандол	Суитлак	321	143	нива	2	1940
15	Казандол	Суитлак	321	144	нива	2	2369
16	Казандол	Суитлак	321	145	нива	3	1564
17	Казандол	Суитлак	321	146	нива	3	1076
18	Казандол	Суитлак	321	146	нива	2	27239
19	Казандол	Суитлак	321	147	нива	3	1484



20	Казандол	Суитлак	321	148	нива	2	1496
21	Казандол	Суитлак	321	149	нива	2	1617
22	Казандол	Суитлак	321	150	нива	3	4400
23	Казандол	Суитлак	321	151/1	нива	3	1671
24	Казандол	Суитлак	321	151/2	нива	3	1700
25	Казандол	Суитлак	321	152	нива	3	2653
26	Казандол	Суитлак	321	153	нива	3	2500
27	Казандол	Суитлак	321	154	нива	3	1395
28	Казандол	Суитлак	321	154	нива	2	3552
29	Казандол	Суитлак	321	156	нива	2	950
30	Казандол	Суитлак	321	157	нива	2	2089
31	Казандол	Суитлак	321	158	нива	3	1045
32	Казандол	Суитлак	321	158	нива	2	5066
33	Казандол	Суитлак	321	159	нива	2	1427
34	Казандол	Суитлак	321	160	нива	2	1526
35	Казандол	Суитлак	321	162/1	нива	3	1158
36	Казандол	Бунар Алти	321	163	нива	3	3178
37	Казандол	Бунар Алти	321	164	нива	2	724
38	Казандол	Бунар Алти	321	165	нива	3	2002
39	Казандол	Бунар Алти	321	166	нива	3	4903
40	Казандол	Бунар Алти	321	167	нива	2	4281
41	Казандол	Бунар Алти	321	168	нива	2	1515
42	Казандол	Бунар Алти	321	169	нива	2	1799
43	Казандол	Бунар Алти	321	170	нива	2	2030
<b>Се вкупно:</b>							<b>117189</b>

### Gevgelija region

Р. бр.	Катастарска општина	Викано место	И.Л. бр.	КП бр.	култура	кк	Површина (м <sup>2</sup> )
1	Негорци	Нисија	19	1910/1	камењар	/	121637
<b>Се вкупно:</b>							<b>123566</b>

### Strumica region

Р. бр.	Катастарска општина	Викано место	И.Л. бр.	КП бр.	култура	кк	Површина (м <sup>2</sup> )
1	Градашорци	Гладно поле	1277	386	нива	2	92369
<b>Се вкупно:</b>							<b>92369</b>